

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

205/110 ROBERTS STREET WEST FOOTSCRAY VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

8/30 ARGYLE STREET WEST FOOTSCRAY VIC 3012	\$545,000	21-Dec-22
203/20 ARTHUR STREET FOOTSCRAY VIC 3011	\$500,000	08-Nov-22
7/48 STANHOPE STREET WEST FOOTSCRAY VIC 3012	\$580,000	17-Oct-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 March 2023



**8/30 ARGYLE STREET WEST  
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$545,000** Sold Date **21-Dec-22**

Distance **1.75km**



**203/20 ARTHUR STREET  
FOOTSCRAY VIC 3011**

 2  1  -

Sold Price **\$500,000** Sold Date **08-Nov-22**

Distance **2.6km**



**7/48 STANHOPE STREET WEST  
FOOTSCRAY VIC 3012**

 2  1  1

Sold Price **\$580,000** Sold Date **17-Oct-22**

Distance **1.71km**

RS = Recent sale      UN = Undisclosed Sale

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